

ARTICLE 6, DISTRICT REGULATIONS

Effective February 11, 2010, the following language is revised.

Permitted Uses and Structures:

Adds language to the guest house subsection so that a guest house may be converted to an Accessory Dwelling Unit.

Revises “Permitted Uses and Structures” *Guest House* as follows:

Detached guest house subject to the following-conditions.

- a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses.
- b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling.
- c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit.
- d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.
- e. A guest house may be converted to an Accessory Dwelling Unit (ADU) provided that it meets all ADU requirements as set forth in Section 918, Accessory Dwelling Units of the Land Development Code.

The following language is revised in all single-family residential zoning districts in Sections 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, and 612 allowing for the long term rental of an Accessory Dwelling Unit as a permitted use as shown below and subject to the conditions and standards set forth in Article 9 (Development Standards), §918.

Permitted Uses and Structure, Accessory Dwelling Unit:

Accessory dwelling unit subject to the conditions as set forth in Section 918, Accessory Dwelling Units of the Land Development Code.